

SCHEDULE B - TITLE ITEMS

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Commitment No. 2502890, dated July 1, 2025 at 8:00 AM.

Schedule B items not listed below are not considered to be survey related matters.

9.

Reservations contained in the Patent from the United States of America, recorded August 21, 1905, in Book 35, Page 91, records of Bernalillo County, New Mexico.
(AFFECTS, BLANKET IN NATURE OVER ALL PARCELS)
10.

Easements and notes as shown, noted and provided for on the Plat recorded June 14, 1973, in Volume D5, folio 157, records of Bernalillo County, New Mexico.
(AFFECTS, PLOTTED AND SHOWN)
11.

Easements and notes as shown, noted and provided for on the Plat recorded May 12, 1986, in Volume C30, folio 103, records of Bernalillo County, New Mexico.
(AFFECTS, PLOTTED AND SHOWN)
12.

Restrictive Covenants recorded June 24, 1986, in Book Misc. 365-A, Page 63 as Document No. 86-56714, records of Bernalillo County, New Mexico.
(AFFECTS, BLANKET IN NATURE OVER ALL PARCELS)
13.

Easements and notes as shown, noted and provided for on the Replat recorded December 9, 1988, in Volume C38, folio 13, records of Bernalillo County, New Mexico.
(AFFECTS, PLOTTED AND SHOWN)
14.

Easements and notes as shown, noted and provided for on the Plat recorded September 21, 1995, in Volume 95C, folio 351, records of Bernalillo County, New Mexico.
(AFFECTS, MODIFIES EXCEPTION ITEM 13, PLOTTED AND SHOWN)
15.

Easements and notes as shown, noted and provided for on the Plat recorded February 3, 2009, in Plat Book 2009C, Page 23, records of Bernalillo County, New Mexico.
(AFFECTS, PLOTTED AS SHOWN)
16.

Easement (Gas), and rights incident thereto, in favor of Public Service Company of New Mexico, recorded October 11, 2006, in Book A125, Page 4704 as Document No. 20061555114, records of Bernalillo County, New Mexico, as to PARCEL C.
(AFFECTS, PLOTTED AS SHOWN)
17.

Easement (Electric), and rights incident thereto, in favor of Public Service Company of New Mexico and QWEST Corporation, recorded October 11, 2006, in Book A125, Page 4705 as Document No. 20061555115, records of Bernalillo County, New Mexico, as to PARCEL B.
(AFFECTS, PLOTTED AS SHOWN)
18.

Easement (Electric), and rights incident thereto, in favor of Public Service Company of New Mexico and QWEST Corporation, recorded October 11, 2006, in Book A125, Page 4706 as Document No. 20061555116, records of Bernalillo County, New Mexico, as to PARCEL C.
(AFFECTS, PLOTTED AS SHOWN)
19.

Easement (Electric), and rights incident thereto, in favor of Public Service Company of New Mexico, recorded February 16, 2007, in Book A132, Page 6409 as Document No. 2007026459, records of Bernalillo County, New Mexico, as to PARCEL B.
(AFFECTS, APPROXIMATE LOCATION PLOTTED AS SHOWN)
20.

Terms, conditions and provisions of the Lease by and between North Coors Self Storage LLC (the "Landlord"), and Atlas Tower 1, LLC (the "Tenant"), as evidenced by the Memorandum of Lease Agreement recorded September 22, 2022, as Document No. 2022086008, records of Bernalillo County, New Mexico, as to PARCEL A.
(AFFECTS PARCEL A, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
21.

Terms, conditions and provisions of Lease #018 dated January 1, 2008, by and between John and Kathy Battaglia ("Landlord"), and Clear Channel Outdoor, Inc., a Delaware Corporation ("Tenant"), as evidenced by the Amendment to Lease #018 recorded November 8, 2023 as Document No. 2023071299; amended by Easement and Assignment Agreement by and between North Coors Self-Storage, LLC, a New Mexico limited liability company, and AIO Operating, LLC, a Delaware limited liability company, recorded November 22, 2023, as Document No. 2023074580, records of Bernalillo County, New Mexico, as to PARCEL B.
(AFFECTS, PLOTTED AS SHOWN)
22.

Memorandum of Understanding to Vacate and Extinguish Access Easement, by and between Summer Solstice, LLC, a New Mexico limited liability company and North Coors Self Storage, LLC, a New Mexico limited liability company, recorded January 28, 2025, as Document No. 2025006218, records of Bernalillo County, New Mexico, as to PARCEL A and B.
(AFFECTS PARCELS A AND B, VACATES PREVIOUSLY ESTABLISHED ACCESS EASEMENT)

SIGNIFICANT OBSERVATIONS

- ⚠

There appear to be several storage building places upon the 24' public utility & private ingress, egress, and drainage easement.
- ⚠

Building #17 appears to enter into the 10' telephone easement by as much as 0.9'.
(note that the electric easement in this location is aerial above 15' which the building height is lower than)
- ⚠

Numerous building appear to cross into the building setback areas set forth by zoning by up to 15.1'.
- ⚠

Building numbers 17, 18 AND 3 appear to cross into 10' electric easement.
- ⚠

Building appears to cross over 10' gas easement by as much as 7.0'.
- ⚠

Buildings appear to lie within the proposed West Mesa Diversion Channel (Exception 10).

ZONING INFORMATION TABLE

Zoned: NR-BP Non-Residential - Business Park Zone District (in CPO - Character Protection Overlay Zone)	
Permitted Use: Self-Storage	
Observed Use[s]: Self-Storage	
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Code Enforcement, Plaza Del Sol Building, Suite 500, 600 2nd Street NW, Albuquerque, NM, Tel: 505-924-3850, codeenforcement.cabq.gov	
Bulk Restrictions:	
1. Minimum building setbacks:	
Front: 20'	
Side: 10'	
Rear: 10'	
Bosque Buffer Strip (per CPO Overlay Zone): 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.	
Setback from Coors Boulevard (per CPO Overlay Zone): Setback form the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.	
2. Minimum lot width: 100'	
3. Maximum Building Coverage: 50%	
4. Maximum building height: 65 ft. or if >100 ft. from all lot line: N/A	
Parking Information:	
Required Parking: 1 Space / 3,000 sq. ft. GFA	
Total regular striped spaces provided: 0	
Total handicap striped spaces provided: 0	
Total Trailer/RV Parking spaces provided: 45	
Total combined striped spaces provided: 45	
Source of Zoning Information:	
Realm Land Services, Inc. - 0063-25-0083	

SURVEY NOTES

1.

This property is designated by Bernalillo County, as Tax Map Parcels 101005848319740313, 101005847916940315 & 101005850016940316.
2.

*The Basis of Bearings of this survey is Grid North based on the Northeast line of the subject property. The bearing is denoted as S00°40'45"E per GPS coordinate observations New Mexico State Plane, Central Zone NAD83.
Latitude = 35°05'31.3832"
Longitude = -106°42'39.5483"
Convergence Angle = 00°15'54.0746"*
3.

This property has on area of 202,271 square feet or 4.644 acres of land.
4.

In regard to table A item 16, there was no observable evidence of recent earth moving work, building construction or additions except as shown hereon.
5.

In regard to table A item 17, there were no known proposed changes in right of way lines, recent street or sidewalk construction or repairs except as shown hereon.
6.

There was no observable evidence of cemeteries found during the time Fieldwork was performed.
7.

Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
8.

The property has direct physical access to Coors Boulevard, which is a public Right-of-way.
9.

This survey is to be relied upon only by the parties located in the certification of this survey.
10.

This survey is not intended for construction or design purposes.
11.

The nearest intersection of streets is that of Coors Boulevard & Los Volcanes Road NW, located approximately 250' from the Southeast corner of the Subject Property.
12.

The distances shown hereon are units of ground measurement.
13.

The utilities shown on this drawing hereon have been located by field measurements, & the client did NOT provide utility map drawings. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call (state) one-call at (800) 321-2537 or 811 for field locations (request for ground markings) of underground utility lines before digging.
14.

In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment: 1: all plottable areas are denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.

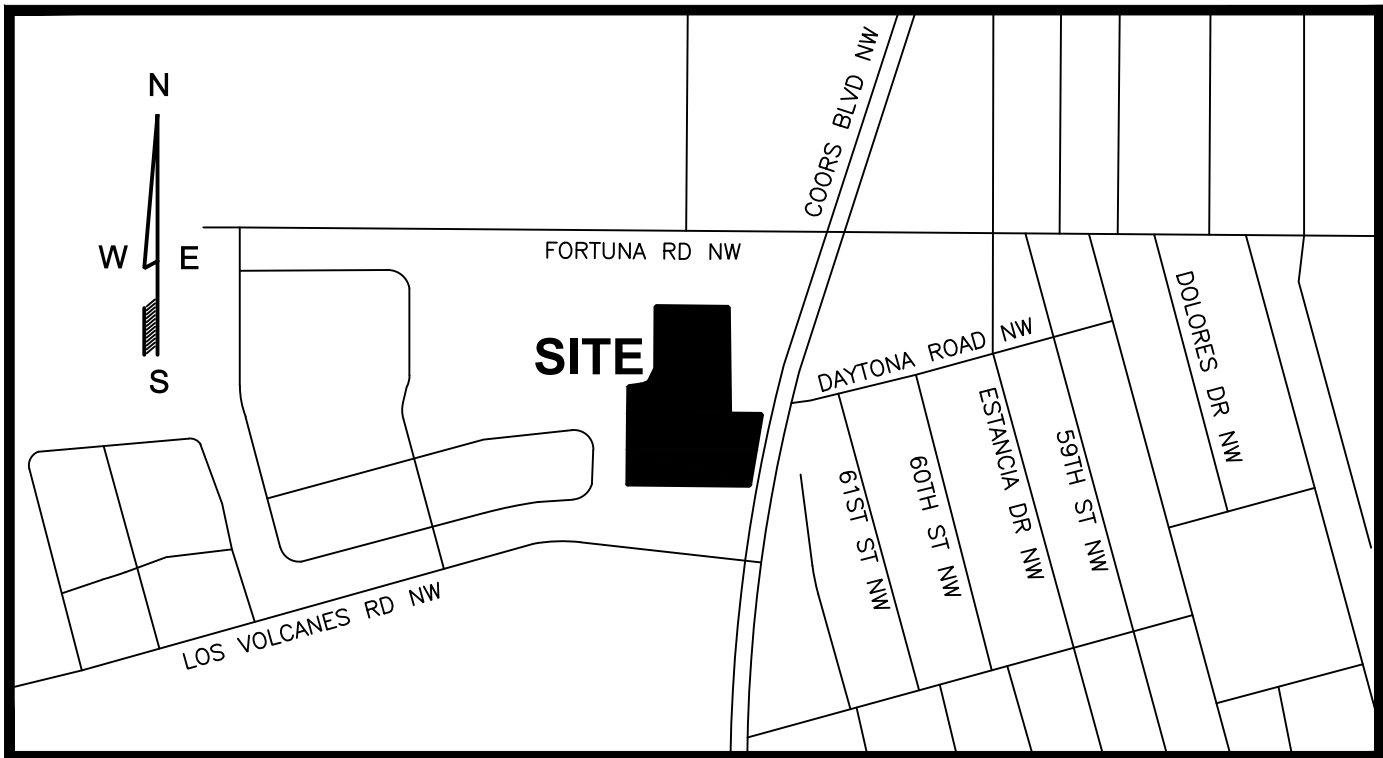
FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 35001C0329H which bears an effective date of 08/16/2012 and IS NOT in a Special Flood Hazard Area as provided on FEMA's website [http://msc.fema.gov]. As indicated by a FIRMette, it is our understanding that this community DOES currently participate in the program. No field surveying was performed to determine this zone.

TITLE COMMITMENT(RECORD)
LEGAL DESCRIPTION

PARCEL A:
A CERTAIN TRACT OF LAND BEING THE REMAINING PORTION OF TRACT LETTERED Q-FOUR (Q-4) OF THE PLAT OF ATRISCO BUSINESS PARK, UNIT 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1986, IN VOLUME C30, FOLIO 103, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID TRACT Q-4, RUNNING THENCE N89 DEG. 38' 21" W., A DISTANCE OF 343.29 FEET TO THE SOUTHWEST CORNER; THENCE N00 DEG. 21' 39" E., A DISTANCE OF 88.08 FEET TO AN ANGLE POINT; THENCE N82 DEG. 03' 54" E., A DISTANCE OF 40.36 FEET TO A POINT OF CURVE; THENCE 31.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 59.59 FEET, A CENTRAL ANGLE OF 30 DEG. 04' 43" AND HAVING A CHORD BEARING AND DISTANCE OF N. 68 DEG. 55' 24" E., 30.92 FEET TO A POINT ON TANGENCY; THENCE N25 DEG. 43' 33" E., A DISTANCE OF 49.15 FEET TO AN ANGLE POINT; THENCE N00 DEG. 23' 36" E., A DISTANCE OF 209.34 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE NORTHERLY LINE OF SAID Q-4; THENCE N89 DEG. 38' 21" E., ALONG THE NORTHERLY LINE OF SAID TRACT Q-4, A DISTANCE OF 245.12 FEET TO THE NORTHEAST CORNER; THENCE N00 DEG. 57' 37" E., A DISTANCE OF 359.06 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING.
PARCEL B:
TRACT Q-6-A-1-A OF THE PLAT OF TRACT Q-6-A-1-A AND Q-8-A-1, ATRISCO BUSINESS PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 3, 2009, IN PLAT BOOK 2009C, PAGE 23.
PARCEL C:
TRACT Q-8-A-1 OF THE PLAT OF TRACT Q-6-A-1-A AND Q-8-A-1, ATRISCO BUSINESS PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 3, 2009, IN PLAT BOOK 2009C, PAGE 23.
Being the same property surveyed as described in a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Commitment No. 2502890, Dated July 1, 2025, at 8:00 AM.

VICINITY MAP



SEE SHEET 2 OF 3 FOR SURVEY AND BOUNDARY DEPICTION
SEE SHEET 3 OF 3 FOR BUILDING DETAIL

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification
To: **Van West Acquisitions, LLC, a Colorado limited liability company, Old Republic National Title Insurance company**

Albuquerque Storage Project
0063-25-0083
615, 615B & 623 Coors Blvd
Albuquerque, New Mexico 87120

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on 07/16/2025
Last Revision Date: 08/05/2025

PRELIMINARY

WILLIAM G. GAGNER
PROFESSIONAL LAND SURVEYOR.: 25206
STATE OF NEW MEXICO

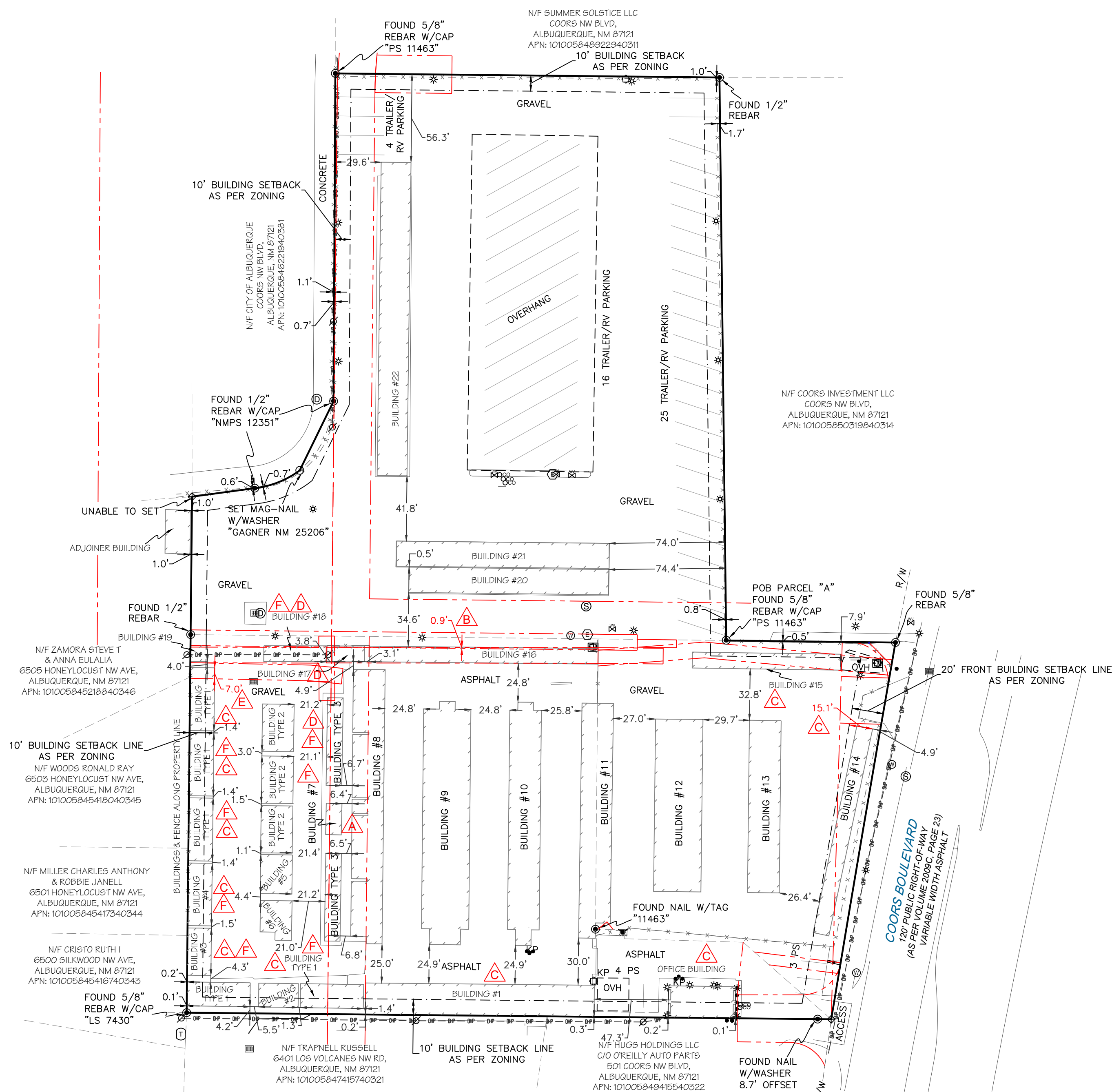
FOR QUESTIONS, COMMENTS, & UPDATES ON THIS
SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090

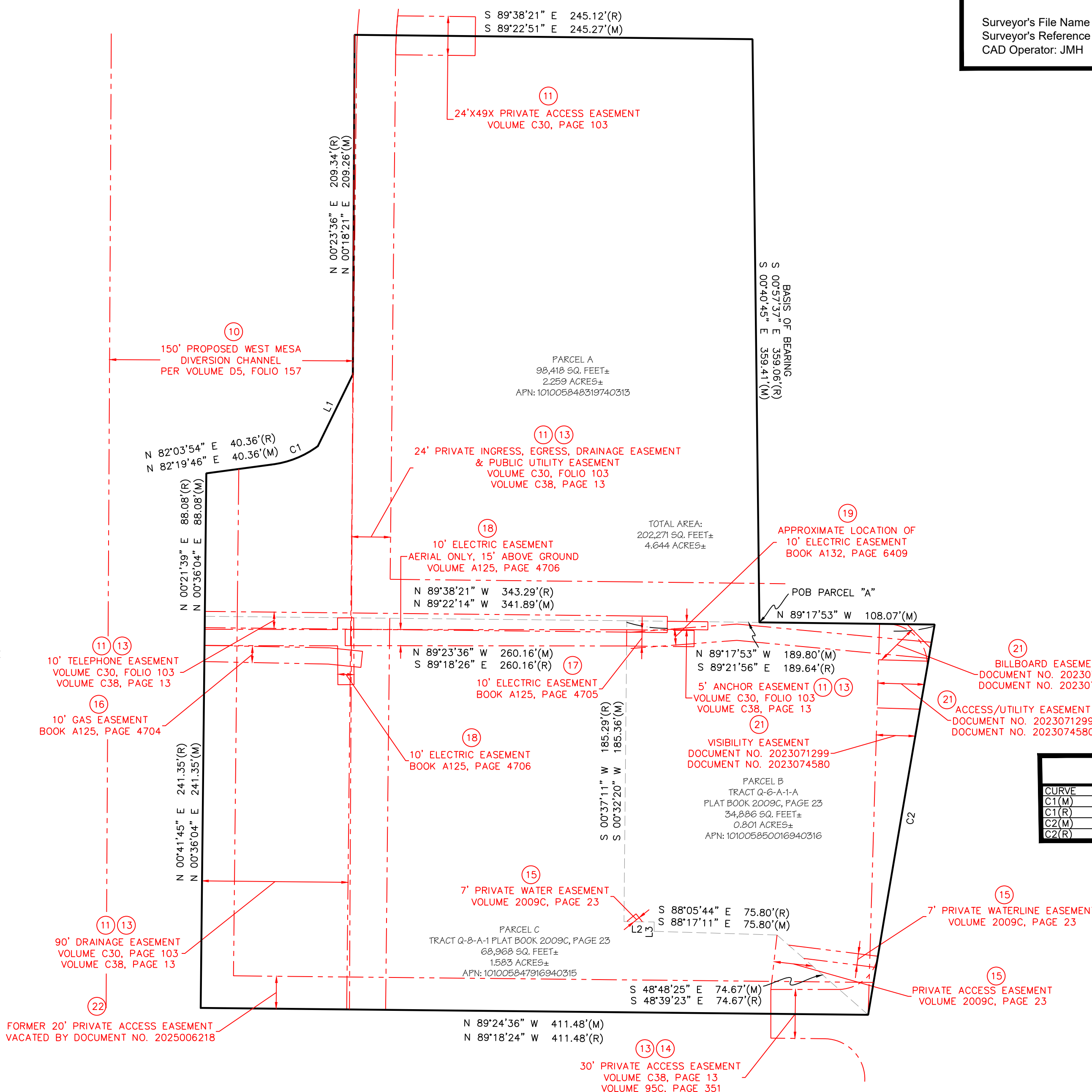


PROJECT NAME: ALBUQUERQUE STORAGE PROJECT
PROJECT NO.: 0063-25-0083
SITE ADDRESS: **615, 615B & 623 COORS BLVD**
ALBUQUERQUE, NEW MEXICO 87121

SURVEY DEPICTION



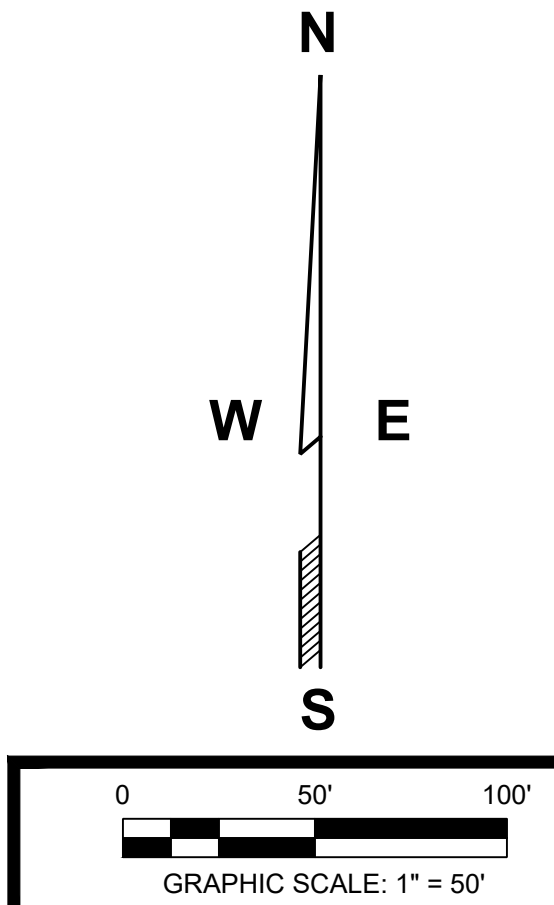
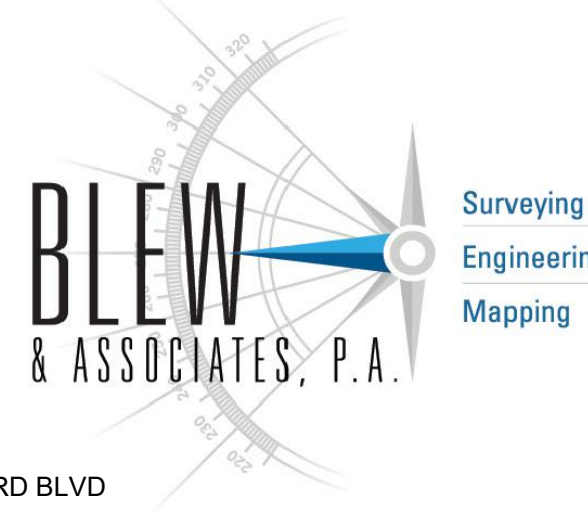
BOUNDARY/EASEMENT DETAIL



Survey Performed and Drafted By:

BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveyor's File Name and/or No.: 25-5443
Surveyor's Reference Project No./Name.: 615, 615B & 623 COORD BLVD
CAD Operator: JMH



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 26°02'14" E	49.15'
L1(R)	N 25°43'33" E	49.15'
L2(M)	S 89°10'45" E	18.61'
L2(R)	S 89°06'15" E	18.61'
L3(M)	S 00°22'44" W	5.76'
L3(R)	S 00°27'14" W	5.76'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	59.59'	31.28'	30.92'	S 68°22'59" W	30°04'25"
C1(R)	59.59'	31.28'	30.92'	N 68°55'24" E	30°04'43"
C2(M)	24270.69'	244.57'	244.57'	S 09°40'51" W	0°34'53"
C2(R)	24270.69'	244.57'	244.57'	S 09°42'43" W	0°34'39"

LEGEND OF SYMBOLS AND ABBREVIATIONS

● FOUND MONUMENT AS NOTED	⊕ ELECTRIC VAULT
○ SET MONUMENT AS NOTED	⊖ ELECTRIC METER
⊕ COMPUTED POINT	⊖ ELECTRIC BOX
⊕ KEYPAD	⊖ TELECOMMUNICATIONS PEDESTAL
BHL BUILDING HEIGHT LOCATION	⊖ LIGHT
PS PARKING SPACE(S)	⊖ POWER POLE
(R) RECORD DIMENSION	⊖ BOLLARD
N/F NOW OR FORMERLY	⊖ SIGN
OVH OVERHANG	⊖ DRAINAGE MANHOLE
KP KEYPAD	⊖ WATER METER
--- BOUNDARY LINE	⊖ WATER VALVE
- - - EASEMENT LINE	⊖ DRAINAGE GRATE
- - - FENCE	⊖ SANITARY SEWER MANHOLE
--- INTERIOR PARCEL LINE	⊖ CLEANOUT

FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

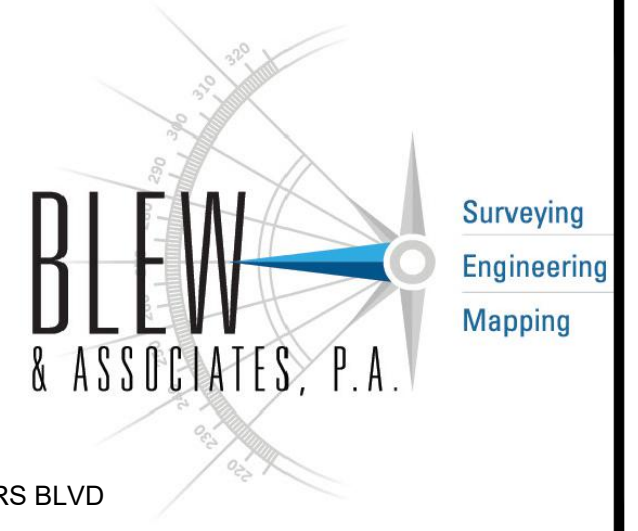
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[illegible]

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Surveyor's Reference Project No./Name.: 615, 615B & 623 COORS BLVD
CAD Operator: JMH



LEGEND OF SYMBOLS AND ABBREVIATIONS

- | | |
|--------------------------------|-------------------------------|
| ● FOUND MONUMENT AS NOTED | Ⓢ ELECTRIC VAULT |
| ○ SET MONUMENT AS NOTED | Ⓣ SET MONUMENT AS NOTED |
| Ⓢ COMPUTED POINT | Ⓤ ELECTRIC BOX |
| KP KEYPAD | Ⓥ TELECOMMUNICATIONS PEDESTAL |
| BHL BUILDING HEIGHT LOCATION | Ⓦ LIGHT |
| PS PARKING SPACE(S) | Ⓧ POWER POLE |
| (M) MEASURED DIMENSION | • BOLLARD |
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| N/F NOW OR FORMERLY | Ⓩ DRAINAGE MANHOLE |
| O/VH OVERHANG | ⓐ WATER METER |
| KP KEYPAD | ⓑ WATER VALVE |
| — — — — — BOUNDARY LINE | ⓓ DRAINAGE GRATE |
| — — — — — EASEMENT LINE | ⓔ SANITARY SEWER MANHOLE |
| — — — — — FENCE | Ⓦ CLEANTU |
| — — — — — INTERIOR PARCEL LINE | |

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